

HISTORIC LANDMARK COMMISSION
DECEMBER 14, 2015
DETERMINATION OF ELIGIBILITY FOR TAX ABATEMENT
LHD-2015-0028
505 W 43rd Street
Hyde Park Local Historic District

PROPOSAL

Replace rotted siding with wood siding and repaint. Replace rotted and broken wooden windows with wood windows to match the historic windows. Interior work to include drywall, hardwood floors, plumbing, electric and HVAC work.

ARCHITECTURE

The building is a circa 1930s one-story frame, front gabled with a partial width front porch residential building. This building is listed as a contributing structure to the Hyde Park Local Historic District.

CRITERIA FOR ELIGIBILITY

- (1) The restoration must comply with the historic area (HD) combining district preservation plan.
- (2) The property is a contributing structure, or the Landmark Commission determines that it is a potentially contributing structure.
- (3) If the application is for a potentially contributing structure, the work for which the certificate is requested must restore the historic appearance of the structure.
- (4) The cost of restoration must exceed the percentage of pre-restoration value specified in the applicable section of Division 3 (Abatement Programs).
- (5) Only restoration done after issuance of the certificate of eligibility is included in determining whether the proposed restoration exceeds the specified percentage of pre-restoration value.
- (6) Only restoration involving work for which a certificate of appropriateness or City permit is required is included in determining whether the proposed work exceeds the specified percentage of pre-restoration value.
- (7) The applicant obtains a certificate of appropriateness, if required.

STAFF RECOMMENDATION

Staff recommends that the project and the property are eligible for abatement. The application has met all of the required criteria for eligibility. They received a Certificate of Appropriateness through administrative approval for the proposed changes to the exterior on December 7, 2015.

505 W 43rd Street
Circa 1930s



City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

Address of property: 505 W. 43rd St., Austin, TX 78751

Name of Local Historic District: Hyde Park

Contributing property Non-contributing property

Legal Description of Property: W SDA of lot 31-32 BK 2 Hyde Park Addn 16 2

Tax Parcel ID Number: 02-2105-0208-0000

APPLICANT/PROJECT CONTACT:

Name: Bradley Bengtson Telephone: (512) 454-9399

Mailing Address: 5612 Woodview Ave. Mobile phone: (512) 799-7337

City: Austin State: TX Zip: 78756 Email: bradleybengtson@mac.com

OWNER:

Name: Bradley Bengtson Telephone: (____) _____

Mailing Address: same Mobile phone: (____) _____

City: _____ State: _____ Zip: _____ Email: _____

Proposed Use of the Property: short or long term rental

Proposed Scope of Work: Redo sheetrock, new subfloor w/hardwoods, change out electrical and plumbing; fix rotted exterior siding and paint; replace some to all of the windows; put in new AC + duct work

Projected Construction Schedule: 6-8 weeks

Has the property received any other property tax relief under § 11.24 of the Texas Tax Code?:

No

Describe all City Code violations, if any, on the property within the previous five years:

None

For Historic Preservation Office use only:	
<input type="checkbox"/> Property is not a contributing or potentially contributing structure	
<input type="checkbox"/> Certificate of Eligibility approved by Historic Landmark Commission	
<input type="checkbox"/> Certificate of Eligibility <u>not</u> approved by Historic Landmark Commission	
_____ Historic Preservation Officer	_____ Date

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2250809

ACCOUNT NUMBER: 02-2105-0208-0000

PROPERTY OWNER:

BENGTSON BRADLEY & JENNIFER S
5612 WOODVIEW AVE
AUSTIN, TX 78756

PROPERTY DESCRIPTION:

W 50FT OF LOT 31-32 BLK 2 HYDE PAR
K ADDN NO 2

ACRES .0585 MIN% .000000000000 TYPE

SITUS INFORMATION: 505 W 43 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2015	AUSTIN ISD	2,907.94
	CITY OF AUSTIN (TRAV)	1,110.19
	TRAVIS COUNTY	1,008.59
	TRAVIS CENTRAL HEALTH	284.94
	ACC (TRAVIS)	243.13
TOTAL SEQUENCE	0	5,554.79

TOTAL TAX:	5,554.79
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	5,554.79

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

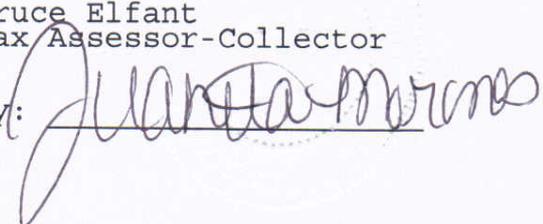
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/30/2015

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

Travis CAD

Property Search Results > 217900 BENGTON BRADLEY & JENNIFER S for Year 2015

Property

Account

Property ID: 217900 Legal Description: W 50FT OF LOT 31-32 BLK 2 HYDE PARK ADDN NO 2
 Geographic ID: 0221050208 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 505 W 43 ST Mapsco: 555T
 TX
 Neighborhood: OLD HYDE PARK (SFR) Map ID: 021801
 Neighborhood CD: Z6500

Owner

Name: BENGTON BRADLEY & JENNIFER S Owner ID: 1649714
 Mailing Address: 5612 WOODVIEW AVE % Ownership: 100.0000000000%
 AUSTIN, TX 78756
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$76,175	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$165,750	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$241,925	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$241,925	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$241,925	

Taxing Jurisdiction

Owner: BENGTON BRADLEY & JENNIFER S
 % Ownership: 100.0000000000%
 Total Value: \$241,925

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
01	AUSTIN ISD	1.202000	\$241,925	\$241,925	\$2,907.94	
02	CITY OF AUSTIN	0.458900	\$241,925	\$241,925	\$1,110.19	
03	TRAVIS COUNTY	0.456300	\$241,925	\$241,925	\$1,103.90	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$241,925	\$241,925	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.126400	\$241,925	\$241,925	\$305.79	
68	AUSTIN COMM COLL DIST	0.100500	\$241,925	\$241,925	\$243.13	
Total Tax Rate:		2.344100				
					Taxes w/Current Exemptions:	\$5,670.95
					Taxes w/o Exemptions:	\$5,670.96